



Passfield Common, Liphook, Hampshire
Price Guide £599,950 Freehold

ROMO HOUSE PASSFIELD COMMON
LIPHOOK HAMPSHIRE GU30 7RJ

Price Guide £599,950

Versatile Accommodation	1/4 Of An Acre Plot
Great outbuildings including a pool house	Three Bathrooms
Lovely kitchen	Large gated driveway
Garden annexe	Semi- rural setting
Views to fields at the rear	Individual property



**Discreetly nestled behind
National Trust land and
adjoining open fields is this quite
unique property which is being
sold for the very first time.**

THE PROPERTY

There are attractive gardens of around a quarter of an acre and several incredible outbuildings including an garden annexe, and pool house. The property does offer a new owner a great opportunity to further improve, convert and amend if desired, although the house does offer immense appeal in its current guise. the house size measures to 1469 sq. ft. Additionally, the garden buildings cumulate to 110 sq. ft, which in total offers an impressive 2569sq.ft of space overall. The internal accommodation is arranged over 2 floors. there are 2 reception rooms and a small study on the ground floor. These rooms are complemented by an impressive kitchen/dining/ living area which is located to the rear of the house and has double doors opening to the gardens. Up on the 1st floor there are 3 good size bedrooms and three bathrooms. the layout has diversified over the years, having previously offered a 4 bedroom, 2 bathroom configuration.



THE GROUNDS

Once in the rear garden, there is a great area of level lawn, mature flower beds and borders, as well as areas of patio. There are also several fantastic outbuildings, which consists of a garden annexe with a living/kitchen, bedroom and shower room. An enclosed small pool building, a hot tub room as well as a further large storage shed. At the very end of the garden there is the perfect area for alfresco dining, where one can enjoy watching the sunset over the beautiful neighbouring fields.

SITUATION

Passfield is a semi-rural hamlet, positioned two miles from the centre of Liphook and enjoys all the character of a rural community surrounded by rolling fields, National Trust and MOD owned lands. This property is located in what is now widely regarded as the centre of Passfield, adjacent to the general store and common land. Further facilities including supermarkets and local stores and cafes can be found in Liphook in addition its railway station servicing the Portsmouth/London Waterloo main line.

Liphook - 2.5 miles
 Liphook station - 2.8 miles
 Haslemere - 6 miles
 Farnham - 10 miles
 Petersfield - 11 miles
 Guildford - 19 miles
 Portsmouth - 30 miles
 Gatwick - 47 miles
 London Waterloo - 64 minutes

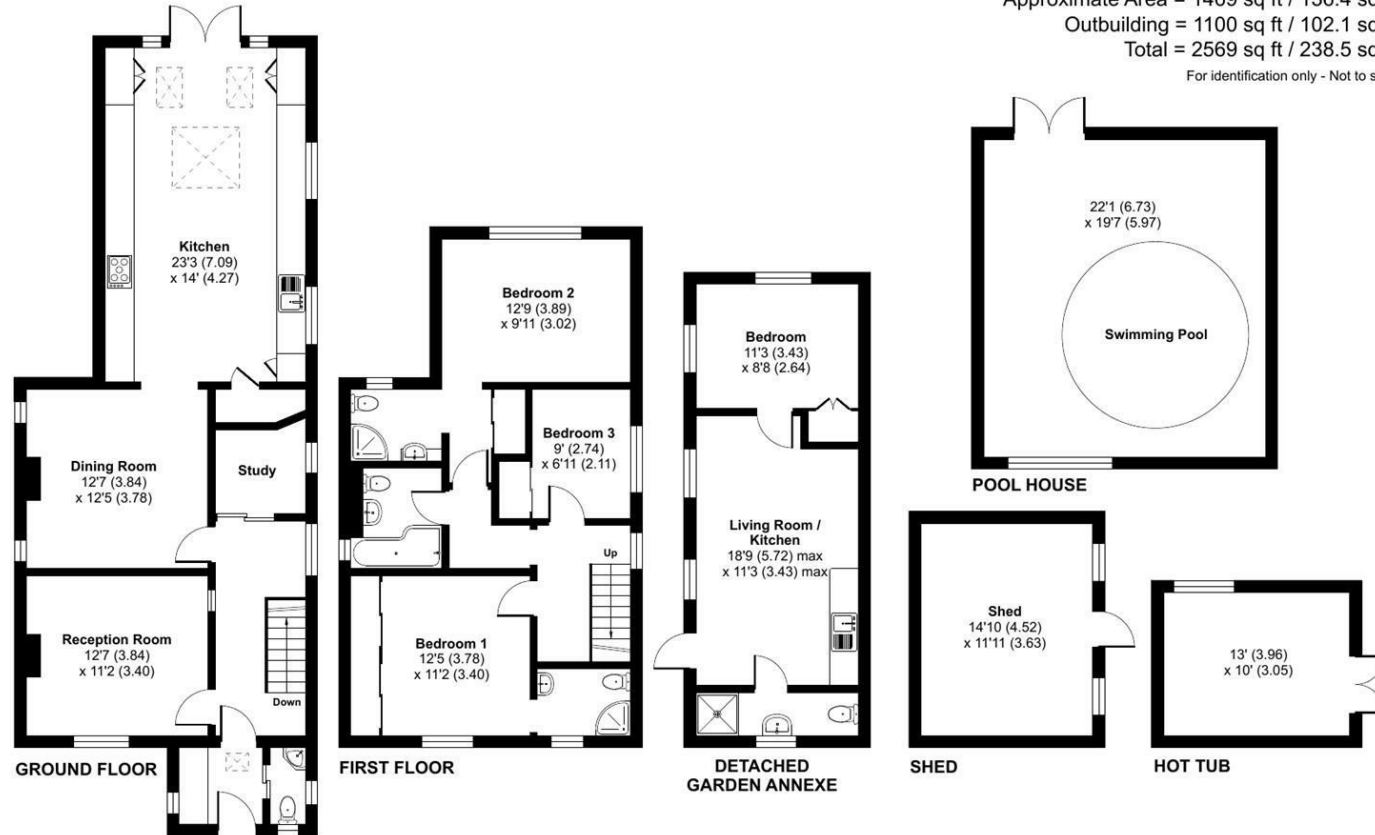
Passfield Common, Passfield, Liphook, GU30

Approximate Area = 1469 sq ft / 136.4 sq m

Outbuilding = 1100 sq ft / 102.1 sq m

Total = 2569 sq ft / 238.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1135611

LOCAL AUTHORITY

East Hampshire District Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

11th August 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	80
		EU Directive 2002/91/EC

CG LIPHOOK OFFICE

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DIRECTIONS

From Liphook take the B3004, Headley Road for 2.5 miles. When approaching Passfield Common, turn right on to Passfield Road. Laburnham will be approximately 0.15 miles along on the right hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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